

**Buckingham County
Planning Commission
Work Session
November 27, 2023**

At a work session of the Buckingham County Planning Commission held on Monday, November 27, 2023 at 6:00 p.m. in the Peter Francisco Auditorium located in the Buckingham County Administration Complex, the following members were present: John Bickford, Chairman; Ashley Shumaker, Vice-Chairman;; Pete Kapuscinski; Steve Dorrier and Danny R. Allen. James D. Crews, III Also present were Cheryl T. “Nicci” Edmondston, Zoning Administrator and E.M. Wright, Jr., County Attorney. Stephen Taylor and Joyce Gooden was absent.

Re: Call to Order

Chairman Bickford called the meeting to order.

Re: Invocation and Pledge of Allegiance

The invocation was given by Commissioner Dorrier. The Pledge of Allegiance was led by Commissioner Bickford.

Re: Establishment of a Quorum

Chairman Bickford certified there was a quorum, six of eight members were present and the meeting could continue.

Re: Approval of Agenda

Bickford: Nicci is there any changes to the agenda?

Edmondston: No Sir, Mr. Chairman?

Bickford: All right. Seeing none, I'll have a motion to approve the agenda as presented.

Dorrier: Motion to approve.

Kap: Second.

Bickford: Any further discussion? All in favor? Raise your right hand. That passes. That brings us to approval of minutes. We have our October 16 2023. work session minutes. Did anyone have any changes?

Commissioner Dorrier moved, Commissioner Kap seconded, and was unanimously carried by the Planning Commission to approve the agenda as presented.

Allen: I have one change I think it's on page 390. Where I said that it was 400 acres. But that was supposed to be in 128.5 is what I was supposed to say.

Edmondston: Supervisor Allen, was that the 16th work session or the 23rd. regular meeting?

Allen: I'd have gone back.

Bickford: Do I have a motion to approve as presented?

Dorrier: Motion to approve.

Allen: Second.

Bickford: All in favor, raise your right hand. Those are approved. Changes to the regular meeting of October 23? Okay, no changes. Do I have a motion to approve as presented?

Commissioner Dorrier moved, Commissioner Allen seconded, and was unanimously carried by the Planning Commission to approve the Minutes as presented.

Dorrier: So moved.

Allen: Second.

Bickford: Any further discussion? All in favor raise your right hand. All right, they are approved. Nicci, that brings us to a public comment period do have people anyone signed up?

Commissioner Dorrier moved, Commissioner Allen seconded, and was unanimously carried by the Planning Commission to approve the Minutes as presented.

Edmondston: Yes, sir this evening, we have two The first will be Donald Dorrier followed by Kenda Hunanman.

Bickford: Okay. Please come forward to the podium state's Full Name Address, you have three minutes.

Donald Dorrier: Donald Dorrier 14546 south constitution route Scottsville. Virginia. Good evening. I'll make this pretty brief. I realized that the Planning Commission and the Board of Supervisors has a big responsibility on their hands. And I do appreciate everything that they do. Two of these things, though, that you have responsibility for is the protection of the county and also the protection of the residents. We have a solar committee that was brought up a while back now. And that committee was created to come up with the best thought or plans to

protect the county and as residence. This draft will give us a much better protection from the county, then the conditions that are set forth are much more detailed and some additional stuff put into it. So I think we need to think about that policy. Our problem right now is we're seeming like we're going ahead and presenting solar request and moving them forward or getting them approved without that policy. So the question was, what would be the purpose of having a policy? Well, it'd be the purpose of having a solar committee. If we're not going to do anything on the committee. As far as what we're going to have, then we just need to abandon and I think that the board of supervisor, the back committee should say you know, we're just going to hoof it on our own. And we're not going to listen to what the committee has recommendations. So my answer to you is my request to you is that we wait until we have that solar policy in progress before we take on any more solar request. So that is all I have for now. Thank you.

Edmondston: Kenda Hunanman.

Kenda Hunanman: Good evening, Kenda Hunanman 247 Rama lane. I'm just going to read my letter to the editor for my comment, which was printed last week, three minutes for what I just heard from my board of supervisor that public comments at the Buckingham board supervisor meeting on Tuesday were inconsequential. He said he received five times as many calls about proving solar and Buckingham from citizens at the meetings. Our conversation ended abruptly. Apparently supervisor Matthews and Miles didn't need to hear from Buckingham citizens either. Their motions to proceed with solar permits at the latest meeting, were clearly pre written. What's the takeaway? Don't work to get your concerns into the allowable three-minute comment time. Save your time and make a phone call. I've experienced disrespect and dismissal for nine years at the Board of Supervisors meetings. Is this why we elect our representatives? Wasn't it supervisor Brian, who said years ago that his constituents didn't attend BLS meetings to speak because they were afraid of repercussions. What kind of democracy is this? Now this was inspired by the Board of Supervisors meeting. But I don't see a lot of difference. I appreciate when you tried to do your work. But it appears that you've already made up your mind before anybody says anything. So I'm looking forward to saving my time, and energy and gasoline and not coming to these meetings anymore. And that's sad, because I think you need your public participation and you're not encouraging it. You'll hear that from everybody. Thank you.

Bickford: Thank you, ma'am. That's all public comment?

Edmondston: Yes, sir.

Bickford: Okay, I'll close that. Now we'll move to old business. But prior to doing that, I have to turn the meeting over to Ashley the Vice Chair, as I announced that the last meeting in October that I cannot participate in the first two applications the solar farm as well as the cell tower. So with that, I'll turn it over to her capable hands.

Shumaker: Thank you, did you have an introduction? Or should we just jump into commission concerns before the public hearing?

Edmondston: I do have just the information that I provided last month at the introduction if you'd like for me to reiterate that this evening, otherwise, it's up to you for the public hearing.

Shumaker: Anything commissioners have any questions or is the applicant have any information before we open public hearing? The

Edmondston: Applicant does have a presentation for the planning commission and the general public.

Charlie Alvis: Good evening. Thank you all. My name is Charlie Alvis. I'm an attorney with the law firm of William Smolen in Charlottesville, here tonight on behalf of Verizon Wireless. I have Stuart Squire with me from GDN sites who is the engineer that helped with this site as well. So we have just a few slides. I'd like to show you all can you all see these on your screens? So this is this is just a very zoomed out aerial shot of where the precise location of where this proposed tower would be located. It's not far away from route 20. You can see in the picture, you know, you've got route 60, route 15 route 20 major thoroughfares through the county, two of which are reasonably served by current cell facilities. But this part of route 20 is not so that's really the takeaway theme of of why this tower is being proposed is to serve this stretch of Route 20, which is important for all sorts of reasons, from emergency services to people on the roads and just generally connecting the community. So we can go the next slide This is a zoomed in shot. So this is the driveway that are the sort of existing road that's there on the parcel. The road with the numbers on it is Ranson road. And so this is set back a bit off the road behind a wooded area there. And this is where the tower would be, we can move on. This is a, there's a couple of slides that just show the site plans which are in your materials. This one, it shows a overhead shot of the whole, the whole process project. So on the left side of this page, it's more zoomed out, you can see that dark line, it's hard to see on the small screen, but that dark line is the road. And that dark squares where the where the compound area would be and where the tower would be. On the right side of this page, it's a little more zoomed in. So you see that the road, the access road comes off from the main road and leads into the square which would be fenced and in the tower would be inside that. This is just another picture of that square, more concentrated, you can see that it would be fenced, there'd be equipment inside the fenced area, and then the monopole tower would be right in the middle of that square and that there's an area there at the end of the access road for service vehicles to turn around. This is just an elevation from the side 199 foot tower proposed with a four foot lightning rod on top a total of 109 feet that does not require auxiliary lighting at the top for aviation. There would be room for Verizon and five additional other users. And the area at the bottom would be would be completely fenced in. We did a balloon test for this site in connection with this application and took photographs from I believe 12 different places. And I'd like to run through these with you all just to show you the places where the tower may be seen or in many cases where the tower won't be able to be seen from nearby surrounding areas. So this is from right near the site. You can see in the top corner, the red dot with the yellow arrow showing the direction we're looking at toward the green dot the green is where the tower would be so this is obviously very close and you can see what it would look like in a cleared area that's that's near the site. The next one is southwest looking southwest from Ranson road. Obviously, again close this is the access road to the site coming off Ranson road and so, you can see it over the trees there. This next one from Turner Lane not visible, plenty of tree cover. This one is also not visible looking west from Ranson road. This one is from route 20 further away looking west not visible from that area another one from route 20 Looking southwest not visible from this distance. This is from the barn Road in between Ranson and route 20 It was the balloon was visible it's hard to hard to see in this picture there's a little end of this arrow sort of near when the dip in the in the tree line there. It I think the balloon sort of barely poked over the tree line and or maybe it was visible through the top of the tree line. So this one is visible but as you can see it's it's fairly small. From this vantage point, another one from the same road similar visibility just barely poking over the tree top. view looking south from Ranson road, not not visible from this picture. And looking

south east further away on Ranson road. This one again, just poking over the tree line. And on this one similar almost from the same spot, but just a little bit further down the road not visible here. And this last one is looking Eastern Spencer road and not visible. And that's all that I had prepared, but I'm happy to answer any questions that y'all might have.

Kap: Question You said that the tower would be available to other carriers. Have you had any requests?

Alvis: I don't think we've had any requests at this point. But I don't know the answer to that personally. But I think at this point, it would be a little too early, we get the tower approved and built. And then...

Kap: What's the likelihood I mean, when does that does that normally happen? Or do people? Other companies do not like to take a second seat to the primary holder?

Alvis: I'm not sure I can give you a percentage on the likelihood. But I mean, yes, absolutely. Companies do want to co locate because it's a lot cheaper and easier to go on somebody else's tower that works for your network, rather than have to build your own.

Shumaker: Any other commissioners have questions?

Dorrier: How much coverage? Would that be mileage wise each week from this tower to pick up? Will it pick up another tower?

Alvis: Well, I don't know exactly what the what the range is. But the thematic general answer to your question is we're plugging a hole that's, that's there now. And so I don't know exactly. It depends on the topography. You know, if you send a signal in one direction, it might go one mile, and one might go two miles or say I'm making up numbers, but because of the topography, so I don't really have a great, concrete answer to that question. But it's just suffice it to say that it's going to help tremendously what's there now, which is essentially next to nothing.

Shumaker: Anyone else? Ill move on to public comment. Thank you. Open the public comment. Thank you. Do we have anyone signed up?

Edmondston: There's no one signed up for the public hearing.

Shumaker: No one Signed up we will close the public comment. Further discussion or the pleasure the commission?

Kap: Ill make a motion that we move this on to the board

Dorrier: Second.

Shumaker: All in favor raise your right hand five yeses and one abstain. Next item up is public hearing for the Hodson energy. Commissioners have any questions or applicant have any input before we begin the public hearing.

Commissioner Kap moved, Commissioner Dorrier seconded, and was carried 5-0-1 with Mr. Bickford abstaining to move Case 23-SUP33 on to the Board of Supervisors.

Frank Hopkins: I have largely the same presentation as a workshop. So if it pleases the board, I can just give you the update. I can go through the whole thing for the benefit of everybody if you'd like.

Kap: I'd like to see it.

Shumaker: What is the pleasure of the commission? An update or the full presentation?

Hopkins: Hopefully this will come on correctly. So again, I'm Frank Hopkins with Hodson energy. We're a solo developer, pretty recent sort of developer we've been throughout since 2019. We have 3.5 gigawatts in our pipeline. But the members of our team are responsible for at least 2.5 gigawatts of solar developed across the country. Again, my name is Frank Hopkins. I'm for planner and in local government my entire life until switching. I've got Kyle West here who has been in solar for over a decade been responsible for dozens of projects being constructed and Kim is also here. She does a lot of public outreach for us good excellent. So this is the the old presentation let's see. This is an 80 megawatt project on approximately 1065 acres. Last time, if you recall, you asked for some panels to be removed, and that is shown on this slide. We're down to 572 acres on our panel. It was up at around 595 I believe last time, a decrease down about 45% or 54%. I'm sorry the acreage being under panel and go Next slide. And the last time question was asked her comment was asked to present a larger image for your screen. If you can see there and I have a zoomed in version, as we did do a view shed analysis. Outside of CG Woodson road pretty much everything that's existing is pretty heavily wooded, that one area will have to be planted to increase. We are in excess of the setbacks required under ordinance which is 50 feet tall at 75 feet with a 300-foot buffer from existing residences. Here's the area in question that had a lot of interest last time, you can see that we had some concerns from neighbors about the dog kennel which we have buffered as if it was a house that is in this section right here. We've also closed this entrance for access for construction. And we've moved paneling in this area as well. So a lot of the comments that came out of last meeting and public input has been incorporated into the plant. Next slide. Here's the traffic entrances. You can see the stars denote where they are the Red Square is actually just a structure. But the end of Sleepy Hollow road was removed, it is left only as an emergency entrance. The next slide here's some of the comments or the condition updates. We mirrored the art of YUI language which was more significant as far as construction was concerned. And I added the language about making sure that Sleepy Hollow was removed as a construction entrance but saved as an emergency access entrance. Next slide. also mirrored the art of YUI language for the soil samples and making sure that the site was stabilized and utilized for native grasses and pollinator habitat so that that our web language from that condition is carried over to our project as well. And next slide. This site has a lot of natural features in it as far as waterways are concerned and all those have been well preserved and protected. provides a nice little wildlife corridor for deer and other fauna to cross the site. And we've made sure that we use did a proper wetland delineation, proper cultural resources, you know, research and make sure that we stayed away from all those important areas. The next slide if this is a successfully voted on and approved, obviously, this is not the end of the review this will receive this will go on for a PBR review. It'll be evaluated again by dq DWR, DCR for a variety of things. So just want to let you know that, you know, we've done as much due diligence as we can up front to this stage. And that

certainly more scrutiny will be put on it to make sure that we are clear of everything as we go forward. The next slide. Storm water and ENs always comes up is as a concern for these type of sites, because obviously, it's a lot of construction. And just like any other thing that gets built anywhere in the state, it's subject to DEQ regulations and local regulations. And we are no different than that. And so we will definitely post a bond prior to construction and go through that whole process. We will have an interconnection site on the north eastern part of the site that is well inside line you can see on this, it's about a third of a mile west of CG Woodson in about point six oh mile north of Blinkys. I don't think anybody will ever see that. Obviously the power their substation will be constructed, it'll take the power over to the Bremono site in Fluvanna. The next time construction will take roughly 12 to 18 months. I have I've made the conditions very strict. Similar to prior applications. As far as construction are concerned, you'll see it Monday through Friday, and then asking for permission if we need to go outside of those bounds. You will also have to be bonded I also prior to construction, and bonded for decommissioning. We've done a full decommissioning plan with Timmons. And that is part of the packet as well. Done a lot of community outreach. We did host community meeting was attended by some of the folks here. We've been doing some events with Liberty Baptist Church. We've met with some landowners individually to understand the concerns. So and we've all set up a website trying to get some feedback. So we're trying to get as much out there we can any feedback we get we're trying to adjust to and make sure that we're you know responding any local input that we can, let's be the best product that that it can be and make sure that it meets all the intents of the local community like to have. Over the course of the project 40 years, it comes out to roughly \$8.5 million in revenue, so roughly 200 and some odd \$1,000 a year if you do the revenue share. So that's reliable revenue that the county can project and do with what they will. Whether it's some kind of tax deferral or something else that you'd like to do. But that is a unique opportunity for the county to take advantage of. I know you guys are familiar with that, as not many other uses come before any boards that that have that sort of mechanism to them. So there's kind of unique in that aspect. And I'd like to highlight that. So again, some amount of revenue would come to the county, we're doing everything we can to make sure that this is well buffered. Make sure that it is stormwater is taken care of all the ENS is taken care of make sure we're abiding or exceeding any existing rate regulations, and would appreciate a vote of Yes, descended on the board supervisors. Thank you.

Shumaker: Any other commissioners have any questions for the applicant?

Allen: Yes. Okay. I think I saw on your paperwork, just seeing that you hit 300 feet. If you look at number 10, it says 350 feet, is what you're supposed to do back from anybody's property or home. And not only that, we had Blue Rock, we just approved them. And they changed their footage from 50 to 75 feet on the property line. And right now in this thing, it says to the solar equipment, and I think go to go to, to the fence around. So that pretty much is it the rest of yall can change if you want to.

Hopkins: 50 to the property line instead of equipment.

Allen: Yes. Okay. It's really 50 setback to adjacent resident dwelling, dwelling. And so on your paper said, 300.

Hopkins: Okay, we're happy to adjust that.

Kap: With regard to the fence line are you also just in that 75 feet, you're gonna keep that at 50?

Hopkins: We can do either. I'm fine with leaving in at 75.

Kap: Only thing the reason I'm suggesting this is I think, I know this came up the last time we have a solar committee, that committee has put out recommendations, they have not yet been approved. But my view of this is, if the county didn't want to change those conditions, they wouldn't have a solar committee looking at them. And this is twice now that I personally brought up the fact that the conditions that we're asking that are that are in these that are in these projects are far less stringent, well not far but are less stringent than the ones less restrictive than the ones that are in the that are in the draft. And so as an example, and I do appreciate you going from 303 and a 50, I saw that in your your project. But Buckingham, ultimately, I hope, if this thing ever gets approved will require 500 feet, or the 75 foot is in our plan. Moving to 75 feet by Blue Rocks as well as yourself would be obviously a benefit, I think to the county as well as yourself. Everything else, your vegetative buffer 50. That's in the it's in the condition that the solar commission came up within the distance right away, is also at 75 foot and I think you're at 75 foot. There's an insurance requirement in in the draft. I don't know if you've read that or if anybody's approached it. And I do believe it's in the other projects. And I did not see that here. And I'm not here to negotiate the contract. But nothing has been mentioned. And I don't know whether or not that condition ought to be brought up here as well.

Hopkins: Insurance requirement on what end?

Kap: It's basically the applicant shall prior to the issuance of a building permit provide to the County Administrator designee a certificate of insurance providing general liability insurance, which shall include at a minimum the following information, blah, blah, blah, blah, blah. I can go through it in detail. But if you...

Kyle West: Can I just ask the amounts that the minimum liability is pretty important. When it comes to...

Kap: it says coverage and limits on the coverage and including the amount of buckles. So self insured retentions with a minimum limit of \$5 million per occurrence and \$10 million aggregate property damage, environmental impairment, 5 million per occurrence.

West: Was this agreed to in the RWE condition as well?

Kap: I don't know.

West: And I think we'd be fine agreeing to that.

Kap: I mean, it's something that should be written in the conditions. Um, I need to hear from the other commissioners in agreement.

Allen: Wont that part of the six items that came from... never mind.

Kap: So I guess I don't know how those conditions get written up. But is that up to you? Miss Edmondston I'm not sure.

Edmondston: Sorry, which condition are you referring to?

Kap: The insurance condition as in the draft six item A.

Edmondston: Anything that was in the draft has not been pulled out to....

Kap: The agreement to do insurance.

Edmondston: Then you need to discuss that with the planning commission. And if someone chooses to add a condition, which are perfectly able to add, amend, delete change, then that will be a motion amongst all commission members.

Kap: That would be my motion.

West: Just to be very clear on Hodson's position is that we are certainly amenable to it if it's been imposed on previous solar projects, it is that I will say the insurance. So when you look at the siting agreement that we're currently negotiating with the county, and also decommissioning plans, also, we can't disclose the details of our lease and purchase options. But all of those require insurance policies within that range. So as long as it's industry standard, which I think those numbers are, and it's been imposed on others, I don't think we have any issue with that.

Kap: I would make a motion to include that as condition.

Crews: I second that motion.

West: Yeah, I mean, I again, I you know, as long as we're being treated, just as other applicants have been added to that, then there's no problem.

Shumaker: Have a motion in a second to add the insurance with some research here on previously approved. Is there any other discussion? Take a vote. All in favor? All right. And it sounded like there was some other discussion about increasing the buffer to 75 feet to the fence line.

Kap: So you have no objection to that.

Hopkins: No, no, absolutely not.

Shumaker: Raise of hands in favor please.

Kap: The Madam Chairman, the only other thing I would ask is if you're going to bring this into the board of supervisors, I like your schematics and your presentation, they were not in the packet, it would have been extremely helpful. So you might want to consider at least showing the largest schematic of the panels to the board when you when it goes forward. That would be helpful. Thank you. Appreciate that. Thank you.

Shumaker: Any other questions for the applicant?

Dorrier: I'd like to ask a question on page 106. It mentions a 80 megawatt utility scale solar facility, and then it comes down and mentions 156,000 megawatt hour what's the what's the difference, though? I mean, can you explain that?

West: So the 80 megawatts is capacity. And so that this is neither one of us as engineers, but megawatt hours is more about its output. So there's a difference between your output and your capacity. If you want, we could have the Timmins engineer come up and give you a more technical explanation. But it's kind of what you're producing on an hourly basis, versus what's your overall capacity as a generating facility is.

Dorrier: Your producing 156,000? Is that what you're saying or 80 megawatt.

West: They are two distinctly different things. So there's the capacity of the size of the project as it sets and then it is the output the power that the production of it.

Shumaker: For the record and for her note keeping. Could you state your name for the record?

West: Kyle West I'm a representative Hudson energy was introduced and in the presentation.

Gillian Stickley: Gillian Stickley from Timmons group. The 80 megawatts is what is directly going into the grid and the 156 megawatt hours is over time. How much megawatts per hour is going to be absorbed throughout the grid. So as it spreads through, that's what like homes will receive is 156,000 megawatt hours.

Dorrier: im not exactly with you, but I just want to know the difference. That's all I wanted.

Stickley: Like directly injected to the grid at this second in time would be 80 megawatts. Okay. And over time, like over, like a monthly or yearly basis, you would receive 156,000 megawatt hours.

Dorrier: Okay. I just didn't quite understand that.

Shumaker: Anyone else?

Kap: The decommissioning agreement. Is that part of your packet to?

Hopkins: Should be yes.

Kap: Okay. I don't know that I saw it. The bond was. I'm okay with that. I just don't know all the specifics on the decommissioning. I think it's standard.

Hopkins: Its very standard. And we hired Timmons for that very reason to be experts in that.

Kap: And there's a bond associated with that. And the other bond that you mentioned, was associated with the landscape, correct?

Hopkins: ENS. Yes.

Kap: That's good. Okay, thank you.

Shumaker: Anyone else?

Kap: One other quick one. With regard to the floral alkyl film, you have none of that in your product? Correct. That film that goes over the solar panel?

Hopkins: What was it called, again?

Kap: Floral alkyl film?

Hopkins: I don't know if you have a condition for that.

Kap: It's just prohibited. And I just need to know, the stuff that you're using is strictly silicone.

Hopkins: Is it prohibited by ordinance?

Kap: Well, it's prohibited. They don't want it here. I guess it's another pollutant.

Hopkins: If that is, if that is something that is not in ordinance, but the you prefer, I think we should make a condition?

Kap: Well, it's in the it's in the draft. So I guess we can make it a condition, I think I got to find out where it's at here.

West: I do need to just comment on here. It's, you know, I'm learning now that the, this condition was not imposed on the RWE project as I thought I thought it was. So we're not opposed to it, I suppose where we'd ask is, and we can take it up with the board, that's fine. With the draft hasn't been codified by the county. That's why it's a draft. And this wasn't imposed on previous projects. We had no prior notices to review any of it either. So you know, we are happy to work with the county on conditions. But we are quickly agreeing to things that we have no notice of and that no other project has been asked to do. So I'm feeling a little caught off guard actually, for a moment, the planners telling me that actually what was just said to me was not accurate. The RWE project Blue Rock did not have this impose. So you know, there are significant costs associated with insurance policy based on its minimums. And all we're asking is that the same requirements that have been imposed on others be imposed on us, we are more than and frankly, will go beyond. But we are being asked in the moment to do a quick financial calculation of the insurance requirements that haven't been imposed on others. So I suppose what I'm saying is...

Kap: You don't want to do it.

West: No, I'm not saying that. I think that I think the county should pass the draft policy, and codify it, as is a land use policy, and what the Planning Commission and the protocol it should follow. That's actually a kind of how the commission should adhere to its policy. There is no, there is no codified policy. We want to be a good neighbor. So we're trying to in real time, adhere to the requests, but it's coming at us really quickly and has not been actually memorialized in any other way. Nor was it given a heads up in any way to us. So I just would ask for acknowledgement of that.

Kap: First of all, I was told that it was in other projects. I have to admit; I did not see it personally. I was told it was there. Even if it's not with regard to memorializing this draft, if you if you asked us to memorialize the draft before we approve this, that was my recommendation last time around, but I don't think that's practical, because we're having difficulty getting everybody to approve the draft. So the only thing I was asking is if we have a draft and we have a commission that the county has put together in order to come up with conditions and these conditions are there they must be there for a reason. So, good neighbor or otherwise, what I'm suggesting is that we at least abide by some of the minimums that are in this draft. And that is one of the minimums in the draft. So if you're in agreement with it, then motion still stands.

West: Was the draft document available to the planning commission, when the Blue Rock project came, came through?

Kap: I got mine afterward.

Edmondston: Excuse me, just to give some background to the draft policy, the draft policy has been reviewed by the board of supervisors who then created a solar draft committee, the solar policy has not been brought to the planning commission, because the Board of Supervisors has not asked or tasked the planning commission with review of the solar policy and their recommendation for said policy. So this policy has been in the packets of the Board of Supervisors meetings a couple of times in this this year of 2023. But it has not been brought as a task to the planning commission by the Board of Supervisors.

Shumaker: I think as a commission, we feel the same sentiment, you feel all the things coming at you quickly. And as have the solar projects been coming at us quickly. So we are trying to keep up with being a good neighbor, to our citizens as well, based on comments that we hear as well.

West: And we want to it the only issue, I suppose I'm standing here trying to react to what the implications of the insurance minimums are on the project, I think in all likelihood, we're fine with them. And if you all want to keep the vote that you just had, I think it's fine, then we can address it with the board. If we if we realize something, it's just, I just wanted to express on the record, that we're kind of caught off guard a little bit.

Kap: I appreciate that. But as far as madam chair my motion still stands,

Shumaker: We have had the motion, we've had the second and the vote. So if we are to approve to the Board of Supervisors, our conditions or suggestions, ultimately, they have per view of the solar policy. So that is something that you could take up with them and final approval. So if we are able to move on if there's any other questions.?

Dorrier: Now, will we vote on this tonight? Or will the board of supervisors need to approve this policy Before we vote on this? Right? Well, I think well, we'll put it on hold till we get this policy worked out with the Board of Supervisors. That's my motion. But we got another motion on the table.

Shumaker: No, we've done...

Kap: That was my recommendation. Madam chair sorry But that was the recommendation that, in fact, I was the one that made that recommendation last time around. And I was told we can't stand in the way these projects because this is still a draft. So in view of that, I make the motion, I made the motion for the condition. I totally appreciate what you're saying. I think we ought to have a finalized policy. Problem is they're not moving very fast on it. And it's in its it's making it difficult for us to move these projects, which I think in some cases are beneficial with the county, it's making them difficult for us to move on.

Hopkins: I appreciate that. I guess I would say we're going to use safe panels regardless, you know, no intent to use panels that are unsafe. Right. So if there's a policy or not, I don't think the end product what you're going to receive is going to change.

Dorrier: Well, I don't feel comfortable voting until we have I mean, the Board of Supervisors wanted the policy, they have two supervisors. A lot of people on this committee, and now they didn't do anything, but we need to give something back from them before we can pass anything after you like the way the way I feel about

West: I've just to also make the same comment I made earlier, if the Board of Supervisors has been sitting with a draft policy and has not taken action. Yet action has been taken by the Commission and the Board of Supervisors. While it was a pending policy, then we are not being treated the same way as previous applicants. This would be this would be an exception made on us. Which I completely understand. I think the path that the commissioners propose by implementing conditions that reflect the policy is exactly the what the planning commission should do because the Board of Supervisors is being slow. That makes total sense. As far as delaying us and not delaying the previous project, under the exact same circumstances. I'm having trouble reconciling that.

Shumaker: Let's table this. This part of the discussion for now on the agenda for tonight is the public hearing. So we're going to move along to that for now. Nicci, I'll open the public hearing. Do we have anyone signed up to speak?

Edmondston: We do. There are nine individual signed up to speak and the first one is Frank Hopkins but he didn't need to sign up so next speaker will be Kelly Jones Snoddy followed by Thomas flippen.

Shumaker: Each speaker gives your name and address as part of your opening you'll have three minutes.

Kelly Jones Snoddy: Good evening, Madam Chair, members of the board. I'm Kelly Jones Snoddy district 1 271 Hidden Springs Road, New Canton. I'm also here representing my parents Lynn and Brenda Jones 267 Hidden Springs Road. And my brother and sister in law Berkeley and Shannon Jones 750 Blinkys road. We are here tonight speaking in opposition to case for our family farm borders almost a mile of the property line for parcel 43

dash 41. This is one of the six parcels designated under this project. We are not completely against the idea of expanding into natural energy and solar production. But what we're not in favor of is the size or the footprint of this particular project, and others similar in nature, as well as the fact that the conversion of ag land to solar fields has exploded so quickly recently, that it feels as if our community may not be fully prepared. Our specific concerns are based on the dramatic land use change from trees to a graded landscape of solar panels, which can result in higher erosion risk water quality degradation, and the future unknowns related to the continued long term maintenance needs of the panel's These concerns are not just specific to this case, but all large scale solar projects that have come before the county and continue to come before the county. So we are asking that you denied this application. If that's not feasible, we request that you set hard limits. I know it's hard to keep track of the hard limits and during the construction phase. And we understand that 1065 acres that slotted for the project is not the actual developed amount. That amount is now the 572 acres but that is still a large area of disturbance and land use change no matter how much we slice it. We have always taken pride in the fact that Buckingham is strongly agriculture and forestry based. We understand that land conversion is an everyday factor. After all, the Joneses have been converting trees to pasture to raise beef cattle for generations. We are responsible stewards of the land and we are hopeful that the fifth generation that we are currently raising on our family farm can continue to take pride in Buckinghamshire rural landscape. So thank you for your consideration of our concerns. Thank you.

Edmondston: Thomas flippen.

Thomas flippen: Thomas Edward flippen 1148 Chapel Road, new Canton, Virginia, better known as Ted, Ted flippen, that's what I go by. Don't have anything written down. But I want to make it clear right out of the gate that I am in total opposition of this as a property adjoining property owner. Solar power comes to you in the name of green. That's what is considered as a green energy source. It's anything but green. When you come in and clear cut hundreds of acres of land. With equipment that uses fossil fuels or derivative of fossil fuels. Every piece of equipment there will use some type of fossil fuel every piece of equipment is brought in afterwards to do the landscape. Runs on fossil fuels, you can't get away from it. Green went out the door a long time ago with this. The only color green left nail is the money, the lines, the pockets of those that are involved. That's what the green is now. So that's all I have to say. Other than the question what does this benefit Me and my neighbors. What will this what will it do for us? Thank you

Edmondston: Donnie Dorrier.

Donnie Dorrier: Donnie Dorrier 14546 south Constitution route Scottsville feel that a discussion was before me was kind of thought a monkey wrench into the whole thing I was going to talk about. I know the board is the Planning Commission itself is, is back and forth on starting to try to change some conditions with the coming solar project and steel disregarding a solar policy that we're trying to get implemented. I don't quite understand exactly what's going on, I understand the gentleman here that's talking about how you put conditions on Blue Rock, you should put conditions on us. I agree with that, with exceptions of I don't think Blue Rocks should have been accepted. That's my personal opinion, Blue Rocks has never been in there. Blue Rock should have been waited till the policy was taken into effect before they got it done. But it didn't happen. Now these gentlemen come along, they want to be in there, I understand that. But somewhere along the line, we got to have standards, we got to have some kind of a policy that put safeguards in there to protect the county and protect our residents of this county. Now, these conditions that we have here now, if we can run through them quick, and I got to talk fast,

it's 29 conditions in the solar draft is 13 pages, 13 pages of detailed coverage of gray areas, and also additional protection to the county. And item 10. You know, they showed a 350 foot setback. In the draft, we got that 500 feet, and 11 the other policy, they're showing a 50 foot setback, we change that to 100 foot streams, they've show 50 feet, we change that to 100 feet. We're working on slopes and grading. We're working on solar technology; we're changing some language on the erosion part of that stuff. And we talked about the insurance a minute ago, and you know, they're kind of are blindsided by that, but we have that in a draft. And that's our draft. That's the draft that Buckingham should adopt and say, Hey, this is what we want. And you know, and you need to do that. I don't think it's a reason for them to do that. But we need this policy first. So I'm asking you know, I talked to well didn't talk but I email Mr. Carter twice, once on the 14th of November, and again today, and as yet I've still not got a reply from him of what the status of this thing here. But I'm still asking you to put this thing on hold. Wait until it's been approved by the solar panel. I think if you go forward with it, and voted on through then you're not really protecting the county and the citizens of the county. I think you're looking at more for the solar company itself. So that's kind of yalls decision which yall want to do. Thank you

Edmondston: Jacob Carousel

Jacob Carousel: Good evening commissioners. My name is Jacob carousel. And I'm a lifelong Virginian from Williamsburg. here representing energy right or a nonprofit that travels the state, educating rural localities on the best practices of energy projects, renewable energy projects and renewable energy projects. We believe in all of the above strategies the best approach to ensure we have a sustainable and reliable grid for my generation and generations after me. Counties are facing it's no secret counties are facing challenges in determining the role of solar energy and land use. But I will say energy right definitely shares your high standards for solar development. A smart solar project needs to talk to your developer with a plan ensuring that community safety is of utmost importance. From our perspective. However, the rights of the landowner to make responsible use of their property is also an integral component. Like I said, it's no secret we're facing these challenges throughout the state and throughout the country. And I will say and add that there's a real possibility that the state may make a new a new decision with how we will implement these projects throughout the Commonwealth. However, we believe that these decisions require the attention of local leaders who possess a better understanding of their localities. And I just want to urge you to make the thoughtful recommendations in light of this, as these financial opportunities may not look the same following a general assembly session, collaboratively addressing concerns ensures good projects thrive while safeguarding local interests. It ultimately does fall on you all community leaders to make case by case decisions project by project and the best interests of this county. Your commitment to responsible development is commendable. I've seen it. I've been around the conversations and we certainly believe that high quality responsible solar development aligns with the county's vision. With sufficient buffers and setbacks. solar projects can quietly generate much needed revenue for the county while being out of sight out of mind. Just last month at the governor's summit on rural prosperity and Nottoway, Secretary of Agriculture will Matt Lord stated that 80% of farmers in Virginia have a second stream of income to sustain to sustain their farming activities, and for smaller landowners solely can often be the best and or only option. Although economic development is separate from the land use decisions. We do want to note that solar projects offer valuable tax benefits to localities significant relief to taxpayers and new opportunities for local businesses. Regardless of the project size. These projects also bring a unique opportunity of upfront voluntary contributions from the developers alongside the Machine and Tool tax revenue sharing as you've heard this evening, these funds could help with essential county services such as first responders, schools, or even reduce the taxes on all landowners as a benefit we've seen that happen in Charlotte County this year. In closing, I do encourage you to take into account the property rights of

landowners of these farmers not being forced to put these projects on their property. That's their choice. And, you know, along with the economic benefits, as well, well developed projects can coexist with your values while adhering to laws and driving economic growth. But thank you for your time and consideration.

Edmondston: Berkley Jones.

Berkley Jones: Berkley Jones 750 Blinky's road he and Kelly pretty much covered it. But yeah, I'm not along with it. It's several neighbors that have joined me to up the road. It couldn't make it and they're right along with us. We're not for it. Thank you.

Edmondston: The next slide I have actually has two names in it. It's Walter and Theresa Pines. Or did you both want to speak or just one?

Walter Pines: My name is Walter Pines. We live at 2037 Blinky's Road. I'm not a local, but we've had our property for 32 years must count some what. We have a problem with our north side of our property. The solar panels will go in 100% of our north side. And I believe it's somewhere around 2000 Square 2000 feet. And I'm concerned over the buffer. Because there are buffers in the buffers. I'd like to know exactly what they're going to plant because we're into horticulture. I like to be able to see 75 feet of nothing I want I don't want to see the solar panels at all, at all. Another concern that was wasn't brought up by anybody else. And it concerns me is that I think Blinky's was always a residential street. Solar panels don't belong there. They belong off a dirt road in the middle of Glenmore somewhere where nobody wants to be, it doesn't belong on like each road. It's a major secondary road. It has a lot of traffic. And we don't need any other construction. We already went through the Bear Creek energy plant, which by the way, lights up our sky on the one side, I never knew that. So we can't see the star as though we were used to. And it may seem insignificant, but at my age, it's very significant. And it just bothers me that we've already turned down a transmission line to run through our property because it would have eaten up about four acres. But we're not interested in it. I don't believe that technology is exactly where it should be in the future. Yes, but also it doesn't belong on Blinky's road. And I'd like to I prefer not seeing we have 42 acres that we're very proud of and love. And we don't want to see it developed in this way. And it also involves my favorite son his two acres it involves a part of his property to have to look at the solar panels. So I appreciate your time and thank you have a good evening.

Edmondston: Douglas Oliver

Douglas Oliver: Douglas Oliver 3800 Glenmore road Scottsville, Virginia 24590. Also own my, home I grew up in in district one, which is less than a mile from this project on two land to join this project. I'm representing my uncle who couldn't be here who has three parcels of land and joined this project. I represent my cousin Jamie James Oliver Jr, who has three two parcels of land and a home this could be in the middle of this project and my aunt Mary lively who lives in this area. So let me get to the first part. I have a lot of stuff and you're not given enough time, whatever is entity you cite access says project will have full entrances is all which are existing the southern section of the project will be accessed by Sleepy Hollow road will they don't have an access to Sleepy Hollow road. Because here's my plat I own road. There is no I went to the courthouse and check there is no legal right away, historical right away or anything else, because continental can own it, then it went to cotton on the force industries, then it went to bear island, then it went to American Timberlands. And now it's BTG factual.

Manga, which lived there from the time he was 12 years old can attest to not one stick of wood has ever been pulled out of that road way. So they can't say it was a stroke right away. Here's my plan. I only wrote. So this is not true. I don't see how you can even vote on this until they put it back and tell you that's not an entrance at all. They say they want to use it for emergency, they don't have the right to the entrance. It's not there. I own it. My father owned it before me, Joe owned it before him. So they don't have it. On top of that. They met with me. They showed me compassion, they said they weren't going to come down at his construction. It's just what it can come down at anyway. But I don't know how you come through two points land and meet at the state that marks the line, because that's all they have this chunk of land meets this chunk of land and the state you can come through. Not to mention, my daughter who was sick and couldn't meet with kyle that day when he came by my house, she had a great suggestion for an accountant. And for everybody else. The next time somebody comes in and wants to take a piece of timber land presented to you get it approved, then they come by then they go put it on open market to whomever else might buy it, make it a condition that they put it in a conservation easement where it cannot be divided at all. And 40 years when I'm dead and gone. One thing we will not know my daughter will still have one big tract of land and either timber companies got to buy or somebody else who was rich got to buy and it can never be broken up. We'll still have open vast spaces. Much more to cover but I don't have enough time. Oh, microclimate is going to create property devalues going to happen totally unequivocally against it. But I can show you my plat. I don't know how you can vote on anything. When they what they submitted to you. They don't have the right to thank you.

Edmondston: There's no one else signed up for a public hearing.

Shumaker: we will close the public hearing.

West: Are we allowed to respond? So, first, thank you all and understood. So let's address a few of the points one, access all Sleepy Hollow road. If in fact I don't know if it's a non exclusive or an exclusive easement if there's an exclusive easement than the gentleman's correct, if it's a non exclusive easement, then I don't know I think either way, impose a condition on us that just disallows the access entirely. You know, that's fine, we've tried to pull it back. And we only kept emergency access for the sake of everyone's safety. And we we've tried to amend the condition to satisfy the request of the community. If we didn't go far enough, we only left it as an emergency access for safety. So imposed another conditional on us. Now. We find in regard to the conservation easement idea, I think it's a wonderful idea. We cannot obviously, put a conservation easement on land that we lease, which is the northern parcel, but to the gentleman's point, we do have a purchase option on the southern parcel The impact to us would be significant. It's called the residual value of land. So if you if you're going to hold land for some time, and then you have no monetary realization, at the end, you're losing a lot of money. So why don't we meet in the middle? Why don't we put a 50-acre perimeter around the around that Sleepy Hollow area in conservation, impose a condition on us to do that. That's fine. That's the balance that tries to, you know, show that we are we are trying to hear the community. You know, we have held community meetings, we've done door knocking, some of the people here just spoke, we knocked on their door, and we talked with them. We didn't hear some of these objections. Some of these folks did not show at the community meeting, we have made a concerted effort to get out, get out into the community, we are trying to do what's been asked of us, you know, we're trying to adhere to things that are in a draft policy. We are going in door knocking, we're creating websites, we are holding community hearings are going and sitting down with people in their kitchen. You know, we're saying yes, put the condition on us. So, you know, if that's so that's, that's what I have said, and I'll defer to Frank. But yes,

Sleepy Hollow road, if nobody wants an emergency access, and if there's some question about the rights of access, you know, I didn't look at the plat and easements are complicated, then impose it. And then in regard to conservation easement, please think about the cost benefit, let's benefit the community. But also keep in mind the cost to us, you know, putting that entire track of land in a conservation easement would be significant. And I would ask you, if you would do that to another use. That wasn't solar. So with that, I'll turn it over to Frank.

Hopkins: One thing I wanted to add was on the Sleepy Hallow axis, when I spoke to Mr. Oliver at the community meeting, he had a specific concern about fire in the kind of that gully near that that area. And I left that in there specifically for that reason, so happy to exclude it.

Shumaker: Commission discussion or questions?

Kap: Totally confused. I don't know what's what anymore. I have no idea what the plan looks like, given all the conversations going on. We've got we've got conditions in a draft, we've got conditions that somehow have gotten into this motion or the motions that we've made. I've got people out here saying basically, we've got we've got a plan that includes an easement that doesn't exist. I'm at this point, I got to be honest with you. I'm completely lost. Right now. I'm not in any position to say I agree or disagree with this project. Because I don't even know what the project is anymore. I have to apologize. But I really don't.

Dorrier: I just like to get this policy procedure taken care of tonight, we need to turn it back over to the Board of Supervisors and have our policies in lined up what we want to have before we vote on anything else, yay or nay, we need to have this policy in place. And that's the only thing I'm concerned with right now. I couldn't vote. I don't think I could vote right now. Because we don't have all the facts. So that's way I feel

Allen: You want to wait and not do anything until the board goes back over and decides whether they're going to approve the policy or not.

Dorrier: Until the board adopts that policy.

Allen: Right now they not wanting to. So put it on hold. Put it on hold with the change like 75 foot?

Dorrier: The whole thing.

Allen: But I mean, the changes with what I was talking about what changes would would you not like to see

Dorrier: The changes are ok, but what Pete brought up, but just doing what we need to do with the policy is my problem.

Kap: I didn't understand that comment. Did you say that the board does not really want to address the policy? Is that what the problem is?

Allen: it doesn't seem like they are ready for making the policy true yet. They've worked on the policy, they made some changes to the policy as far as approving it. And been 100%. Yes.

Comments from Crowd

Dennis Davis: Karl is supposed to be drawing up the draft for December meeting is my understanding. So why are we in a rush let the board look at the plan in December and we can say yay or na. Are you going kill this application? I don't think so. So why cant we wait till the board sees the policy we all look at it and then every solar project from now on will have to accept these terms that's in the policy. We don't have to rush all of them and pass them right now. That's just my opinion. We just had an opportunity to work on it. So give us an opportunity to finish it.

Kap: What do you think the possibility is in December? Believe me I understand it would be my pleasure as well to see this passed before we do anymore work with solar.

Davis: That was my motion at last months meeting hold off on anymore until we get it in place.

Kap: What is the likelihood in December?

Davis: if it comes to us its going to be a vote on it. My opinion. That's just where im at. We just worked on. Just had an opportunity to work on it. The young man that spoke earlier. There is three of us here on the committee.

Shumaker: On behalf of the commission we thank you that gives us some grace and some timeline on where the solar policy and procedure is and what approval looks like. SO with that information what is the pleasure of the board?

Kap: I make a motion that we table this project until December to see exactly where the board ends up with their decision on this policy. Then at that time we can decide to move forward of not.

Dorrier: I second that.

Edmondston: May I interject because in the past. AS of July this year there has been a state code change regarding public hearings so we've held a public hearing tonight should you decide to table this and bring this back next month in order for this to move forward you would have to have another public hearing. So its not one public hearing and you move forward in 4 months there would have to be another public hearing. If that's what you do your motion needs to include will you bring it back for public hearing in December. So that is a code change. Should you have enough information in December you cant move forward without holding another public hearing.

Kap: So my motion is the hold another public hearing in December that would be subsequent after the boards decision on the solar policy.

Dorrier: Second.

Shumaker: We have a motion and a second. All in favor raise your right hand. 4 yeses one no and one abstain. That takes us back to chairman Bickford.

Bickford: Thank you Ashley for taking care of the two applications that brings us too public hearing case for Buckingham county property. Nicci ill let you introduce. Before she does is there any questions before I open the public hearting? We were waiting for you anyone signed up for this application?

Edmondston: There is no one signed up for case ZMA 335 for Buckingham county.

Bickford: Seeing none ill turn it back over to the commission. We are doing an amendment.

Kap: I move we put this in front of the board of supervisors.

Allen: Second.

Bickford: Got a motion and a second. All in favor raise your right hand. That passes. Nicci that brings us to new business.

Edmondston: The next case is an introduction case 23-sup336 Landowner C & S Retreats LLC Applicant Lynne Plante, Kwik Permits LLC parcel information Tax Map 16 Parcel 61 containing approximately 245.57 acres, located at 14585 S Constitution Route Scottsville VA 24590, Slate River Magisterial District. t: The Applicant wishes to Obtain a Special Use Permit to Construct a mechanical equipment shed to house and protect maintenance equipment. The Applicant is asking the Planning Commission to schedule a public hearing for this request. This property is zoned Agriculture (A-1), and a Special Use Permit 18-SUP261, was approved November 13, 2018 by the Board of Supervisors, for the construction and operation of a private corporate retreat. A copy of this file is attached. The written narrative contained in the application for the existing approved Special Use Permit contains specific information regarding the number of buildings to be constructed under the request of the special use permit. All of the structures included in that request have been built. The building requested in the new application, 23-SUP336, constitutes this new request as it is not included in the parameters of 18-SUP261, and further supports the use and activities of the private corporate retreat. The Zoning Ordinance states, "A nonconforming use of property or a conforming use the requirements for which are changed by this ordinance, shall comply with the requirements of this ordinance before it is expanded or enlarged or additional buildings or structures may be constructed or added to carry out or support the use". The conversations for the construction of this new building began late 2022 with a follow up meeting to discuss necessary steps forward. Mr. Waltman sent a SUP application to be reviewed on January 4, 2023 and I responded on January 12, 2023 informing him that the application was incomplete. The discussion started again when a zoning/building permit application was received September 6, 2023 from Lynne Plant, Kwik Permits LLC. Once again, this request required a SUP application to move forward. The Zoning Ordinance does not allow a private corporate retreat and the uses and activities therein as a Permitted Use. There are 10 condition's attached the applicant is not here but in there application they did fill out the notarized form to have John speak on behalf of Lyn plant. Would it be the pleasure of the commission to set a public hearing December 18th at 6Pm?

Allen: I make a motion for public hearing.

Kap: Second.

Bickford: Any discussion? Seeing none raise your right hand. That passes. Nicci that brings us to your reports.

Commissioner Allen moved, Commissioner Kap seconded, and was unanimously carried by the Planning Commission to move Case 23-SUP36 on to Public Hearing.

Edmondston: This evening I do not have any reports. I will state there has been a lot of discussion on the solar draft policy and it is exactly that a draft. That it reintegrate the planning commission has not been tasked with. I understand respectfully that you are looking for guidance. The solar committee is working diligently to get a report back to the board of supervisors with changes and amendments with an ultimate choice by the board of supervisors. But it not in place or accepted yet. So I will just throw that out. With all the discussion with the cases what's left here tonight is a case moving forward for Verizon wireless. The case 23sup334 that is Hodson pine there will be another public hearing held. The public hearing for 23-ZMA 335 that will move forward. And the introduction for CS Retreats will move forward as public hearing. Its been a lot of discussion just wanted to make sure I captured all the votes.

Kap: December 18th is the next meeting.

Edmondston: Next meeting and work session combined. We will hold the regular meeting first and the work session will be right after. Two in one.

Bickford: That's the 18th. Any commission matters concern?

Shumaker: Depending on how the board vote shakes out would it be some value in adding an action item to the work session maybe having someone from the board to clarify on solar policy. Not sure if that premature since we don't know how the vote is going to go.

Kap: In regard to the request. Excellent request. When we get along far enough in the comprehensive plan. I really think we need to zone specific areas for solar and that would help with a lot of problem, and I really think there ought to be a board member listing but if we don't have a policy we are going to continue to run into these problems. We aren't going to be able to make a clear decision. Land use is land use you can use that land anyway you want but the problem is we don't have a set of policies to put our hands on and say this is ok or not ok. It's not black and white. Its causing issues having these continuing meetings not moving forward.

Bickford: I have to be careful because im in the middle. Ill keep it brief. They were just wanted to be treated like the other applicants. I understand what your saying but like Nicci said it is a draft not policy. Board has indication they want us to follow with set backs conditions everything from on Bridgeport and that's what we've been doing. They've been working on the draft and made changes and I have no issue with those changes but at this point it hasn't been approved now if they do approve it then yes.

Shumaker: If they do not since there is so many people concerned about basing everything we do off policy. If they do not have a policy and its still undefined then next month we have to treat it like the solar policy just doesn't exist.

Bickford: In the application tonight y'all took some of the condition's from the draft and they for the most part agreed to them. However they were caught off guard with some of them because it hasn't been brought before other applications. What we might do because we have an extra public hearing maybe this work session since we are going see what the vote for the board is maybe have someone from the board come explain it. We're going to be pushing our self back pretty late. Maybe we should post pone the work session till January and just do the regular session. Im putting it out there, I can see it being a long night.

Kap: im ok with that.

Edmondston: December 18th will just be the regular meeting?

Bickford: That was my suggestion but we will have to vote on it. We now have a public hearing and then we also have representatives from the board come to explain the policy I can see us having a late night.

Kap: I move that we hold the regular session and have the work session in January.

Dorrier: I second.

Bickford: Motion is we just have a regular scheduled meeting on December 18th and not have the work session till January. Skip the work session. All in favor raise your hand. Just let Mr. fortune know we wont have that. I just want to tank Ashley for taking care of those applications you did a great job. With that do I have a motion to adjourn.

Kap: So moved.

Allen: Second.

Bickford: We are adjourned.

Commissioner Kapuscinski moved, Supervisor Allen seconded, and was unanimously carried by the Planning Commission to adjourn the meeting.

Attest:

Cheryl T. “Nicci” Edmondston
Zoning Administrator/Planner

John E. Bickford
Chairman